

City of
SACRAMENTO
Economic Development

December 16, 2015

Ms. Noemi Emeric-Ford
US Environmental Protection Agency
75 Hawthorne Street, SFD6-1
San Francisco, CA 94105

Dear Ms. Emeric-Ford,

The City of Sacramento is pleased to present our proposal for grant funds to implement a community-wide assessment program for hazardous substances in the Promise Zone - North area of Sacramento. The Promise Zone - North encompasses neighborhoods that have demonstrated need, but also have the capacity for positive neighborhood change due to the history and current levels of community engagement. The Promise Zone - North includes three diverse, mixed-use neighborhoods: the River District, North Sacramento and Del Paso Heights. These neighborhoods contain two Property and Business Improvement Districts (PBIDs), and one Choice Neighborhoods Initiative (CNI) Implementation Grant community. EPA funds will be used to identify and assess challenging and underutilized properties located in these economically depressed areas that could be renewed as commercial businesses, affordable housing developments or supportive open space.

Required information is presented below:

- a. **Applicant:** City of Sacramento
915 I Street, 4th Floor
Sacramento, CA 95814-4009
- b. **DUNS Number:** 029562159
- c. **Funding Request:**
 - i. Type: Assessment
 - ii. Funds Request: \$200,000, no waiver requested
 - iii. Contamination: Hazardous Substances
 - iv. Communitywide
- d. **Location:** City of Sacramento, Sacramento County, California
- e. **Property information:** Not Applicable
- f. **Contacts:**
 - i. Project Director: Rachel Hazlewood, Brownfield Coordinator
915 I Street, 4th Floor
Sacramento, CA 95814-4009
(916) 808-8645; fax (916) 808-8161
rhazlewood@cityofsacramento.org

ii. Chief Executive: John F. Shirey, City Manager
915 I Street, 5th Floor
Sacramento, CA 95814-4009
(916) 808-7495
jfshirey@cityofsacramento.org

g. **Date Submitted:** December 17, 2015

h. **Project Period:** 3 years (2016 – 2019)

i. **Population:**

i. General Population: 476,626 City of Sacramento

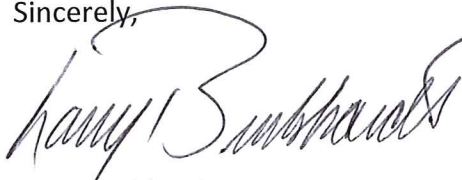
ii. Target Area Population: 45,610 in the Promise Zone - North

j. **Regional Priorities Form/Other Factors Checklist:** Attached

Thank you for your review and consideration of our proposal. If you need additional information, please contact Rachel Hazlewood at (916) 808-8645 or by email at rhazlewood@cityofsacramento.org.

Please note, the City of Sacramento meets the Threshold Eligibility Criteria as described in more detail in the attachments.

Sincerely,



Larry Burkhardt
Director, Economic Development

Appendix 3

Regional Priorities Form/Other Factors Checklist

Name of Applicant: City of Sacramento

Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.EE, please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s): Leveraging New/Expanded Transit Investments to Reduce Air Pollution

Page Number(s): 2, 6, 13

Assessment Other Factors Checklist

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Targeted brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	
Applicant demonstrates firm leveraging commitments for facilitating brown-field project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	X Pages 3, 5
Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient’s IMCP proposal which lists/describes the core partners and implementation strategy partners.	

<p>Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.</p>	<p>X Attachment – Recipient of TIGER grant and Designated a federal Promise Zone</p>
<p>Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.</p>	

**CITY OF SACRAMENTO
APPLICATION FOR HAZARDOUS SUBSTANCES
COMMUNITY-WIDE ASSESSMENT GRANT
Sacramento Promise Zone - North Focus Area
RANKING CRITERIA**

1. Community Need

a. Targeted Community and Brownfields

i. Targeted Community Description

Sacramento is the capital of California and comprises about 98 square miles of land with a culturally diverse population of almost 500,000. With over 35,000 businesses, it has thriving health care, agriculture, clean technology and education industries. Unfortunately, not all the areas and residents of Sacramento have benefited from this economic diversity and some areas have lagged behind the rest of the city in development and income. The target community for this Brownfield Communitywide Assessment grant is one of those disadvantaged areas: the Promise Zone-North.

The Promise Zone-North (PZ-N) is 11 square miles bounded by Interstate-80 on the north, Auburn Boulevard on the east, C Street on the south and Northgate Boulevard and the Sacramento River on the west. The area encompasses some of the economically hardest-hit neighborhoods in the city and consists primarily of three former redevelopment areas: the River District, North Sacramento and Del Paso Heights.

Even though the districts were redevelopment project areas for over a decade (until Redevelopment's elimination in 2011), stagnant development led to only minimal property tax increment revenue being generated for reinvestment into the communities. The many vacant and underutilized commercial and industrial properties continue to contribute to pervasive urban blight. The sale of the 47 Redevelopment Agency-owned parcels has been mired in the State of California's disposition process, hindering their private development and furthering concern over the viability of the area's commercial future. Poverty, unemployment, large homeless populations, substance abuse, crime, and declining housing stock characterize these areas. While the City has adopted infill strategies, they have had only limited impact in these challenged areas and additional tools are needed to counter the years of disinvestment.

River District: The River District is an area in transition. Historically, it was home to one of the largest canneries in the region and a hub for the Southern Pacific Railyard. As these industries declined, other light industrial businesses opened around them. From the 1960s, the District has contained distribution centers, social services, and Twin Rivers, a public housing project. With the establishment of the Redevelopment Area in the 1990s, change slowly began. Today, interspersed with large footprint warehouses, small businesses have emerged, as well as several government uses including the headquarters of the California Lottery and the Highway Patrol. Township 9, is the first new housing in the District in over 50 years – a 180 unit affordable housing project. In September 2015, the City was awarded a HUD Choice

Neighborhoods Implementation grant for Twin Rivers, presenting an opportunity to focus resources on the neighborhood's transformation. With these projects and plans for a new light rail station, the District has the potential to achieve its vision of being a mixed use, mixed income transit-oriented neighborhood.

Unfortunately, these successes are offset by persistent challenges. Derelict and underutilized parcels persist throughout the district. Fear of potential contamination from past uses adds to the reluctance of the current owners to pursue development projects. This blight hinders additional investment, impacting property values and contributing to the area's continuing struggle to gain momentum for housing and job development.

North Sacramento: North Sacramento was a separate city until it was incorporated into Sacramento in 1964. As its 'main street' Del Paso Boulevard was a vibrant commercial corridor that connected North Sacramento to the city of Sacramento and neighboring areas. Once the Interstate 80-Business was completed, the primary transportation flow was diverted and there was an end to new commercial activity, leading to slow deterioration. Since then, the low density retail development along the Boulevard has struggled despite being well-served by four light rail stops and public bus lines. Small industrial uses west of the Boulevard have caused environmental contamination now seeping into the groundwater.

Over the years, the City has implemented revitalization projects, including commercial façade rebates, neighborhood clean-up projects, site acquisition and significant streetscape improvements. Unfortunately, with the demise of Redevelopment most revitalization projects have been halted. This stagnation along with known and perceived issues of environmental contamination has brought new development to a virtual halt.

Del Paso Heights: To the north, Del Paso Heights was historically part of Rancho Del Paso – a privately-owned 1,000 acre ranch. Because it was originally ranchland, the initial development was uneven, with irregularly shaped commercial and industrial areas, long residential blocks, and inconsistent infrastructure. A heavy rail line bisected the area and small businesses like dry cleaners, convenience stores and auto-related industries called the Heights their home.

Economically, Del Paso Heights grew with the creation of jobs at nearby McClellan Air Force Base. This business and income growth came to an abrupt end when the opening of Interstate 80-Business cut it off from the commercial growth occurring adjacent to the Base. This, combined with the closing of McClellan, would ultimately bring long standing challenges to the Del Paso Heights community. During the 1970s and 1980s, the community became more economically isolated and experienced rising crime and a decline in academic performance. In 1970, the Del Paso Heights Redevelopment Area was adopted and investment began in infrastructure, street, and sewer improvements. These improvements, however, were not sufficient to create neighborhood sustainability and progress ended with the demise of redevelopment. Remaining are areas of contamination along the former rail line and Marysville Boulevard, the commercial corridor lined with former dry cleaners, metal recycling and industrial facilities that may have left soil and groundwater contamination.

ii. Demographic Information

The PZ-N's poverty and unemployment are reflective of the fact that these areas have fallen behind the rest of Sacramento economically and were the most vulnerable to the downturn during the "Great Recession". Nearly 42% of households in the PZ-N have an annual income less than \$25,000.

Looking at Sacramento's entire Promise Zone, of which the PZ-N constitutes almost half of the area, further demonstrates the extent of the challenge. More than 30% of the residents in the Promise Zone do not have a high school diploma or GED. Nearly a quarter of the residents are foreign born with limited English proficiency. The Promise Zone area has alarmingly high unemployment and mortality rates. The 18.84% unemployment rate and 7.92% long-term vacancy rate in the Promise Zone are more than double the County rates of 7.3% and 3.0%, respectively.

Demographic Information	Sacramento PZ-N	City of Sacramento	State of California	National
Population	45,610 ³	476,626 ³	38,371,836 ³	318,536,439 ³
Unemployment	18.84% ⁴	5.4% ⁵	5.5% ⁵	5.3% ²
Poverty Rate:	34.39% ⁴	21.9% ¹	15.9% ¹	11.3% ¹
Percent Minority:	61.3% ³	56.5% ³	44% ³	36.7% ¹
Median Household Income:	\$30,260 ³	\$47,408 ³	\$60,382 ³	\$53,046 ¹
Sensitive Population: <15 yrs. of age	25.3% ³	20.4% ³	19.8% ³	19.1% ³

¹Data are from the 2009 – 2013 American Community Survey and are available on American FactFinder at <http://factfinder.census.gov/>

²Data are from the Bureau of Labor Statistics and are available at www.bls.gov.

³Data are from ESRI Demographic and Income profile November 4, 2015.

⁴Data included in Promise Zone Application-HUD Second Round

⁵Cal EDD Labor Market Information Division

iii. Description of Brownfields

The PZ-N area encompasses a wide variety of residential and commercial/industrial uses. The River District was home to a portion of the Southern Pacific Railyard which is now an active voluntary cleanup site with arsenic and lead as known contaminants. A shuttered steam-generating power plant (Jibboom Street) is the subject of a US EPA Brownfields Cleanup Grant (FY 2010) with lead and petroleum contaminants. An operating metal recycling facility is under the oversight of the State Department of Toxic Substances Control (DTSC) for metals and PCBs, among other contaminates. The former city Incinerator, located at the corner of North B and North 7th Streets, is under investigation to characterize contaminants.

North Sacramento has been primarily occupied by general industrial businesses including small-scale manufacturing that used metals and solvents, and auto repair and dismantling. It has experienced significant environmental issues in the industrial area known as the El Monte Triangle. In this region a groundwater contamination plume containing trichloroethene has

impacted city water supply wells and mitigation is ongoing. An auto dismantler on the Boulevard, a battery recycling business, several former dry cleaners and lead from vehicular traffic present other environmental challenges limiting the area's development.

The northern-most reaches of the PZ-N is the area of Del Paso Heights. The neighborhood's retail development included auto repair and dry cleaners along Marysville Boulevard with small industrial businesses scattered throughout the predominantly residential neighborhood. One such site on Rio Linda Boulevard is plagued with a half-completed cleanup effort in which stockpiles of dirt have now become a "de-facto" play area for neighborhood children. Another site on Harris Avenue, with lead, PCBs, and copper compounds, remains vacant despite a certified state response from the California DTSC.

iv. Cumulative Environmental Issues

The PZ-N area has been impacted for years by industrial uses. The River District, with its history of heavy industries, became the landing spot for homeless services and is now the location for two soup kitchens, two emergency shelters, the County Detox facility, County Probation, and the Greyhound Station. Once a thriving commercial corridor, Del Paso Boulevard in North Sacramento has a vacancy rate of over 30%. Del Paso Heights suffers from social and economic deprivation that is among the highest in Sacramento.

The PZ-N's zip codes are 95811, 95815 and 95383; the latter two are classified as food deserts by the USDA. According to data from the California EnviroScreen, created by the Office of Environmental Health Hazard Assessment (OEHHA), on behalf of the California Environmental Protection Agency (CalEPA), these communities are ***in the upper percentile exposure*** to the following contaminants, and far more than when compared to a typical residential neighborhood, like Curtis Park (zip code 95818), which is less than two miles away:

Exposure to Contaminants by Zip Codes (Percentile)	95818	95811	95815	95838
Hazardous Waste	70-80 th	70-80 th	60-70 th	90-100 th
Groundwater Cleanup Sites	50-60 th	90-100 th	90-100 th	90-100 th
Cleanup Sites, including NPL sites	60-70 th	90-100 th	90-100 th	80-90 th
Traffic	20-30 th	80-90 th	50-80 th	60-80 th
Toxic Releases	40-50 th	70-80 th	50-60 th	30-40 th
Overall Pollution Burden	50-60 th	80-90 th	70-80 th	70-80 th

b. Impacts on Targeted Community

The PZ-N's environmental issues impact the health and welfare of the 45,610 residents both economically and personally. Residents of low-income communities, multi-racial residents, the very young and adults over 65 years of age have been found to have a greater response to chemical exposures. This holds true in the PZ-N area where the population of sensitive groups and minorities is high. There, 8% of the population is over 65, 10.26% is under the age of 5, and 31.27% are under the age of 18. The population is 41.43% Hispanic, 14.17% African American, 12.6% Asian (2010-2013 Census data). These residents may be predisposed, due to genetics

and age, to increased vulnerability to exposure to hazardous pollutants and other chemicals in soil and groundwater.

Correspondingly, low birth weights are prevalent in the PZ-N area - more than 90% of the babies born in two of the PZ-N census tracts and two partial census tracts are considered to have low birth weight (CalEnviroScreen -<http://oehha.maps.arcgis.com>). The PZ-N area, excluding the River District, has asthma rates that exceed 90% of the rest of California. Cumulatively, these chemical exposures and Brownfields issues inhibit renewed economic growth that would aid in improving the health, welfare and livability conditions for the residents of the PZ-N.

According to the Centers for Disease Control Sacramento County is in the higher 25th percentile in the incidence coronary heart disease and stroke deaths and adult asthma (<http://wwwn.cdc.gov/CommunityHealth/profile/currentprofile/CA/Sacramento/>). The exposure to the stressors in Section 1.c.iv. contribute to these impacts.

c. Financial Need

i. Economic Conditions

Without redevelopment, a funding source that was frequently used for Brownfield Assessments was eliminated resulting in a loss of more than \$20.4 million annually in local funds. Cuts in federal Community Development Block Grant (CDBG) funds have further impacted these areas as CDBG funds have been used for infrastructure projects, production of affordable housing efforts and vital services.

The City was hard hit by the Great Recession and General Funds are being stretched to cover activities formerly funded with Redevelopment. The forward investment nature of the environmental characterization work contemplated in this grant puts it at a disadvantage when competing with other growing "here and now" City priorities such as police, fire and parks. The City is aware of the assistance available from the State DTSC, State Water Resources Control Board funds (SWRCB, discussed in leveraging section), and the EPA Region 9 TBA program and other in-kind program. While some of these sites will qualify for assistance, the scope of the problem requires a more systematic approach and larger source of funds than is available under these programs.

ii. Economic Effects of Brownfields

Since the Great Recession, property values in the PZ-N have remained depressed. Property values, see table below, remain well below pre-Recession levels.

Historical Taxable Property Values

	<u>2008/9</u>	<u>2014/15</u>	<u>Difference</u>	<u>% Diff.</u>
Del Paso Heights	\$435,302,464	\$331,552,712	(\$103,749,752)	(23.83%)
North Sacramento	\$650,265,307	\$552,990,477	(\$97,274,830)	(14.96%)
River District	\$483,934,701	\$443,897,499	(\$40,037,202)	(8.27%)
For all districts	\$1,569,502,472	\$1,328,440,688	(\$241,061,784)	(15.36%)

Source: Fiscal Consultant Report, Fraser & Associates, July 2015

Unemployment for the City of Sacramento at the end of September, 2015 was 5.7% (source: Bureau of Labor Statistics). However, unemployment throughout the Promise Zone is 18.84% (source: Promise Zone Application, 2015), and is estimated to be at least that high in the target area PZ-N. The Brownfield sites in the PZ-N continue to inhibit development that could create jobs, increase property values and improve community livability through access to retail shopping and services, enhancements to parks and open green space and elimination of contaminants from the environment. For example, the PZ-N area has been designated by the Sacramento Area Council of Governments as a “food desert” since the area is not currently served by a standard grocery store. Efforts to secure a store have been hampered by issues related to site consolidation and environmental concerns.

Many individuals living in the PZ-N are economically disadvantaged: 34% of the population live in poverty and the median household income is \$30,620. These rates are significantly lower than the city of Sacramento as a whole. Similarly, vacancy rates for the PZ-N are 10.74% compared with the County rate of 7.4% (TRF Policy Map Community Profile, Q1, 2015).

2. Project Description and Feasibility of Success

a. Project Description, Project Timing and Site Selection

i. Project Description

The PZ-N Communitywide Assessment Grant will implement and support local zoning and planning efforts. The River District Specific Plan provides guidance for the development of a sustainable district committed to infill development and improved safety and social conditions for employees and residents. The Swanston Station Transit Village Specific Plan, located in North Sacramento, capitalizes on the transit-oriented development (TOD) potential by concentrating new housing and employment growth around the transit hub and existing residential neighborhoods, and improving connections throughout the area. In locations not covered by either of the above plans, the General Plan and the zoning code provide guidance and support for these types of transit-oriented development projects.

The Brownfield grant funds will be used to perform Phase I and Phase II environmental site assessments (ESAs) and develop remedial action plans for properties in the PZ-N area to enhance their development potential. The Phase I and Phase II ESAs funded through the grant will be a critical step in placing these properties back into active service and furthering the revitalization of these low-income areas. The remedial action plans will provide a map towards achieving site cleanup. Specific attention will be given to those areas of the PZ-N that provide the greatest opportunity for mixed-use and transit oriented development.

ii. Project Timing

The City recently competed, using appropriate federal processes, on-call environmental services contracts with four environmental consulting firms, ensuring the City is prepared to hit the ground running once a cooperative agreement with US EPA is executed. Below is a summary of the key activities and timeline for implementation.

- Once the grant is executed, the City will implement its community outreach plan, described in Section 3., with the partners identified in this proposal.
- Up to three potential sites will be identified within the first six months of the project's start date, through the above outreach.
- The Brownfield Program Manager will contact property owners to determine eligibility for assessments, discuss site assessment needs and obtain rights of entry.
- Once sites have been identified and determined to be eligible, competitive proposals will be requested from the on-call list of contracting firms. The projects will be initiated within approximately 45 days.
- Contracts for Phase I ESAs will be awarded as sites are screened (see Site Selection below) and will generally require approximately five weeks to complete Phase I ESAs.
- It is planned that the ten Phase I ESAs envisioned to be completed during this project will be completed within 33 months of grant award.
- Approximately five Phase II ESAs are anticipated to be performed under this program. Phase II ESAs, including preparation, review and agency approval of a Quality Assurance Project Plan (QAPP), site investigation/sampling activities, chemical analysis and data evaluation and report preparation generally require six to eight weeks to accomplish.
- The Phase II ESAs would be accomplished by the end of month 33 of the project duration.
- The final three months of the grant term will be used to wrap up projects in progress.

iii. Site Selection

To be selected, each site must meet the following: (1) known or perceived environmental contamination, (2) meet EPA eligibility criteria, (3) accessible to the City, and (4) consistent with City's development plans and appropriate for the intended use. To gain access to properties, the City will use standard right of entry or similar agreements with property owners.

b. Task Descriptions and Budget Table

i. Task Descriptions

Task 1: Community Engagement and Program Management: City staff will work with private businesses, brokers, for-profit and non-profit developers, groups identified under the Community Engagement and Partnerships section of this proposal, and others that are redeveloping properties to identify sites that would benefit from these assessments. Funds used will be for environmental subcontractors. Costs include city staff attending National and Regional Brownfield conferences. Cost basis: \$4,000 for travel expenses; \$1,000 for supplies and website design fees; Contractual costs \$10,000 (\$100/hour @ 100 hours). Outputs: ACRES reporting, Flyers and updates on City webpages.

Task 2: Planning, Site Screening and Prioritization: Funds will be used to expand an existing inventory of potential brownfield sites, created in 2006 by the Sacramento County Business

Environmental Resources Center (BERC) with US EPA Brownfield funds. Approximately 25 hazardous materials sites on the inventory are located in the PZ-N area.

Since the County's list was primarily generated using information from local and state environmental databases, it underestimates the actual number of sites requiring assistance. Therefore, the inventory will be updated and a windshield evaluation will occur to identify or confirm vacant or underutilized brownfields properties. This Information Inventory task may include ordering a commercial report to locate historic and current environmental maps and aerial photos to help identify sites for evaluation.

As each site is proposed to receive an assessment, it will be filtered through a screening process described in Section 2a.iii., to determine if the site is a priority and eligible for assessment under this grant. The site's intended use must further the US EPA Region 9 Regional Priorities, and the proposed site development must fit in with the community needs and City's development plans. Funds used will be for environmental subcontractors. Cost Basis: Contractual costs \$10,000 (\$100/hour @ 100 hours). Outputs: Update to inventory and ACRES reporting.

Task 3: Phase I and Phase II Site Assessments: ESAs will be conducted on those properties with environmental concerns and those ready for redevelopment. This task may include obtaining property access agreements, site sampling, laboratory analysis, report-writing and remedial investigations and feasibility studies including cost estimates. The majority of the grant funds will be directly associated with Phase I and II ESAs. Tentatively, it is planned to conduct ten Phase I assessments (\$3,800 each for a total of \$38,000) and five Phase II ESAs (\$18,000 each for a total of \$90,000). Grant funds will also be used to cover regulatory agencies (State DTSC, and/or California Regional Water Quality Control Board (RWQCB) oversight.

Task 4: Cleanup Planning: Preliminary cleanup analyses will be performed on up to four sites having significant contamination, which may include sites from Task 3 or other priority sites which have existing Phase II ESAs. This may include additional site investigation plans, health and safety plans, remedial action plans quality assurance plans and Analysis of Brownfield Cleanup Alternatives (ABCA). Funds used will be used for environmental subcontractors. Cost Basis: Contractual costs \$47,000 (\$100/hour @ 470 hours). Outputs: ESAs, SAPs, and ABCAs.

ii. Budget Table

Budget for Hazardous Substances Community-Wide Assessment

Budget Categories	Task 1 Community Involvement	Task 2 Plan, Screen & Prioritize	Task 3 Phase I, II Assessments	Task 4 Cleanup Planning	TOTAL
Personnel					
Travel	\$4,000				\$4,000
Equipment					
Supplies	\$1,000				\$1,000
Contractual	\$10,000	\$10,000	\$128,000	\$47,000	\$195,000
Total Budget	\$15,000	\$10,000	\$128,000	\$47,000	\$200,000

c. Ability to Leverage

US EPA Brownfields funding can provide an incentive to property owners to implement larger remediation efforts. The City is committed to providing resources to successfully implement the outlined activities to address brownfield sites. As identified in the budget, the City will provide in-kind leveraging to carry out the project including project management staff, legal oversight, and consultation with sister organizations, conference rooms, media services and publications. Several sources of funding are available to the City including CDBG, private sources and investments, state grants and the City's General Fund.

Other potential sources of leveraging are DTSC's Targeted Site Investigation, which is similar to EPA's TBA, DTSC's revolving loan fund program, the SWRCB Prop 1 and Site Cleanup Account Program (SCAP). Potential programs for site redevelopment are the State's Affordable Housing and Sustainable Communities Program (AHSC) for infill development.

The City has a history of leveraging state funds, such as a cleanup subgrant from the DTSC RLF and the La Valentina Project, an affordable housing TOD funded by State Proposition 1C funds, a predecessor to the AHSC. Another example of a transit oriented development project being leveraged by numerous funding sources is the Twin Rivers Public Housing Project. In early 2015, the federal Promise Zone was awarded to Sacramento followed in September by a \$30 million Choice Neighborhood Implementation Grant for the Twin Rivers Public Housing. The Choice Neighborhoods funds are being leveraged with CDBG Funds and proceeds from the sale of a former redevelopment asset.

To support that effort, the City submitted and was awarded a \$4 million Active Transportation Program grant to construct the first cycle track in Sacramento, on the adjacent North 12th Street. Additionally, a \$500,000 planning grant was awarded to develop nearby North 16th Street as a Complete Street, friendly to all modes of transportation. Additional funding opportunities are currently being pursued.

3. Community Engagement and Partnerships

a. Plan for Involving Targeted Community and Communicating Project Progress

i. Community Involvement Plan

A primary component of the PZ-N plan is to coordinate a focused strategy for ongoing community engagement. The targeted areas have a long history of community and neighborhood involvement as part of the redevelopment efforts in the River District, North Sacramento and Del Paso Heights and this base will be the foundation for the outreach plan. The plan will have four main components: 1) community meetings sponsored by existing neighborhood/community organizations, 2) social media, 3) engagement with the real estate brokers and environmental consultants, and 4) focused outreach to property owners.

Initially, a series of public outreach meetings will be held to inform residents, property owners and businesses about the availability of resources for ESA work on Brownfield sites. These meetings will be held at the regularly scheduled meetings of the property-based improvement districts (PBIDs), chambers and organizations in the PZ-N area. Additionally, outreach will be

made to other City departments, Council offices, and other public agencies including Sacramento Regional Transit (Sacramento RT) and other stakeholders to make them aware of the Brownfield Program and the availability of assessment services.

The City has an active presence on the web and through social media. The program will be listed on the Economic Development web page as a resource available to businesses. Additionally, it will be featured on partner web sites including the PBIDs, chambers and institutional partners in the PZ-N area. The program will be featured on the City's Face Book page as well as periodically in the e-Newsletter.

Since site characterization is a critical component to real estate transactions, mailings and meetings will be used to access real estate brokers and environmental consultants who are active in the area, focusing attention primarily on commercial/light industrial sites along the older corridors. The City has successfully used this strategy for other US EPA Brownfield grants.

Site reconnaissance will be conducted followed by a direct mailing to targeted property owners in the commercial areas. Outreach to property owners and potential developers will also be conducted at business-oriented forums (association meetings, development workshops).

ii. Communicating Progress

For general progress updates, communication will be made through monthly meetings of the partner groups with which the City has worked successfully throughout the years. For example, the River District executive director served as the chairperson on the Choice Neighborhoods Initiative committee linking the planning effort to stakeholders and businesses. Similarly, the Urban League is bringing a pragmatic approach to connecting action items emanating from a recent American Institute of Architects planning effort in Del Paso Heights to tangible realities desired by the residents. In addition to communication through these partnerships, the City will also use social media including e-Newsletters, Facebook and websites extensively to solicit interest in the program and to relay program successes to the entire community. The City's use of these tools has enhanced the ability to effectively reach residents and affected businesses.

b. Partnerships with Government Agencies

i. Local/State/Tribal Environmental Authority

The State DTSC is the principle State agency working with Brownfield sites in California. The City works closely with DTSC, which is a valuable partner in local Brownfield programs. DTSC has a Revolving Loan Fund (RLF) Grant and the City has received a subgrant. DTSC has held workshops about the funding availability and has provided ongoing educational and technical assistance to aid Brownfield remediation that City staff have attended.

ii. Other Governmental Partnerships

Multiple agencies are currently assigned to oversee sites in the PZ-N including DTSC, the Central Valley Regional Water Quality Control Board (RWQCB), and Sacramento County Environmental Management Department (SCEMD). The City has a good working relationship with these agencies. These organizations currently provide feedback and direction for ensuring public health

issues are considered during the assessment and cleanup process of nearly a dozen projects including the Union Pacific Railyards, Jibboom Street Power Station, Purity Oil, A-1 Plating, and Curtis Park Railyards. The City will continue to seek the input of the designated lead oversight agency and enter into voluntary cleanup program when appropriate. For all Phase II investigations, the City will obtain services from the appropriate oversight agency and follow the guidelines for completing the assessment. City staff will coordinate closely with the appropriate lead oversight agency, as revised cleanup standards are made to account for land use changes.

c. Partnerships with Community Organizations

i. Community Organization Description and Role

The River District and Del Paso Boulevard Partnership (PBIDs) meet monthly to direct the investments and facilitate revitalization efforts in the River District and North Sacramento. These organizations will assist with program promotion and business involvement in their respective areas. The 150-member **North Sacramento Chamber of Commerce**, will tap into its decades of involvement in the community to assist with outreach to the businesses/land owners in North Sacramento and market the Brownfield program. Del Paso Heights is rich with a community benefit non-profits including the **Greater Sacramento Urban League (GSUL)**. GSUL has committed to providing “on-the-ground” outreach throughout the Del Paso Heights area and working to stimulate the redevelopment of the area’s Brownfields. Public agencies will assist also the effort. **Sacramento Regional Transit (RT)** has a strong presence throughout the entire PZ-N area with 2 light rail lines and 6 bus lines. They are committed to the promotion of the Brownfield program, recognizing it as a way to increase transit-oriented development and livable neighborhoods. **Sacramento Housing and Redevelopment Agency (SHRA)** is lead on the Promise Zone and the Choice Neighborhoods Initiative and will participate in marketing as well as in identifying additional resources to address toxic remediation and development funds.

These groups will provided the main base for dissemination of information out to the community and will host special meetings seeking input and informing the public about key milestones. They are committed to serving as a conduit of information and a convener of public meetings to further the outreach and educational process. Their letters of commitment reflect their interest in being active partners in the assessment and revitalization efforts.

ii. Letters of Commitment

Attachment C presents letters of commitment from: River District PBID, North Sacramento Chamber of Commerce, Del Paso Boulevard Partnership, Greater Sacramento Urban League, Sacramento RT, and Sacramento Housing and Redevelopment Agency.

4. Project Benefits

a. Health and/or Welfare and Environmental Benefits

i. Health and/or Welfare Benefits

As discussed in Section 1b. of this proposal, the PZ-N residents suffer from increased incidence of asthma, reduced life expectancy and increased incidence of low birth weight. Health and welfare benefits anticipated from this grant program are improved economic conditions that will provide jobs, increased public services, and an improved and safer neighborhood. By removing vacant buildings that can attract crime and create an unsafe playground for youth, the large population of children will have a safer, healthier environment in which to live. By providing environmental assessments, underutilized lots are more likely to be developed thus creating opportunities to provide jobs for local residents thus increasing their income and ability to afford healthcare. By providing infill opportunities, local services, such as groceries, may be able to provide healthful food choices to these areas, reducing stroke, heart disease and asthma.

ii. Environmental Benefits

The proposed communitywide assessment will benefit the targeted area by providing financial resources to conduct site assessments in neighborhoods that face some of the community's greatest environmental and economic challenges. Understanding the impacts caused by hazardous substances will lead to appropriate cleanup plans and mitigate public health and environmental concerns. When it is determined that a site does not pose a risk, it will be cleared, allowing for redevelopment to occur. At least 25 brownfields have already been identified in the PZ-N area through the BERC inventory. Redevelopment efforts are often hindered until sites can be assessed and properly remediated to allow reuse.

The funding provided by this Brownfield Assessment program will help to move forward development projects that will serve to improve economic conditions, identify hazardous environmental conditions and move towards clean-up and support transit-oriented development that will serve to improve air quality conditions in the community. The redevelopment of these sites will help reduce the impacts from cleanup sites, and the subsequent redevelopment into walkable communities will bring healthier outcomes from more exercise opportunities from open space and walkable streets. Less traffic will also reduce air pollution. The City has seen these principles in action in downtown Sacramento, where the exposure to stressors is less, as shown in the table on Section 1.a.iv.

b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse

i. Policies, Planning, and Other Tools

The potential to transform vacant Brownfield sites in the PZ-N into productive use is supported by the City's General Plan, the Sacramento's 2010 Regional Plan for Sustainable Development (prepared through a HUD Regional Planning Grant and the adopted Climate Action Plan). Redevelopment projects arising out of this grant program will be required to comply with City building codes and policies that encourage sustainable development and energy efficiency. The General Plan promotes the development of vacant, underutilized and infill land, especially along transportation and commercial corridors as an important Economic Development Strategy. The City's Climate Action Plan supports sustainable growth patterns and infill

development. The Regional Plan for Sustainable Development provides for more transportation choices, promotes equitable affordable housing, enhances economic competitiveness, and coordinates policies that leverage public investment.

Major commercial corridors cross the PZ-N with most served by light rail transit lines, and buses serving the rest. Projects that focus on reducing traffic congestion and implementing transit oriented development are being actively promoted by the City. The City is actively working with Sacramento RT to implement the PZ-N's Swanston Station Transit Village Specific Plan and River District Specific Plans that promote transit oriented development, multimodal transportation, and car-optional communities.

ii. Integrating Equitable Development or Livability Principles

This grant program is consistent with the Livability Principles and will help the City promote and incorporate the standards and practices described by the HUD, DOT and EPA's Partnership for Sustainable Communities. A major focus of the revitalization efforts in the PZ- N is transit oriented development. These projects will serve to *provide more transportation choices* for residents of the community, *promote affordable housing projects* and *leverage private and federal investment*. Served by four light rail stops with an additional one planned, the area is well positioned to follow a sustainable transit-oriented path that supports the City's long range goal of environmental responsibility and creating opportunities for the development of housing for all incomes. Projects such as the Twin Rivers Choice Neighborhood Initiative, recently awarded a \$30 million HUD grant, and new mixed-income housing proposed for Del Paso Boulevard (next to an existing Brownfield site) will focus on creating strong linkages to existing open space, cultural and commercial assets. Being able to characterize sites and stimulate additional redevelopment activity will assist in making these new housing developments attractive, livable and sustainable. The project *also values existing communities* by improving the quality of life of those already living there and *values neighborhoods and communities* by expanding the benefits of TOD and walkable neighborhoods into adjacent neighborhoods. Lastly, the program will create a more *competitive economic environment* for businesses already in the area, and provide more space for businesses wanting to come closer to downtown, and attract residents that will live in these neighborhoods.

c. Economic and Community Benefits

i. Economic or Other Benefits

The existence of Brownfield sites within the PZ-N area has significantly hampered their development and economic vitality. Brownfield sites have stalled affordable housing projects in North Sacramento and commercial/retail projects in Del Paso Heights. Marked by former industrial uses, dry cleaners, older antiquated commercial buildings, and vacant lots, the revitalization efforts along these corridors have been limited without resources to assess and address environmental contamination. Efforts to redevelop the Del Paso Heights area by implementing the recent AIA Sustainable Development Action Team's recommendations cannot be done without characterizing the environmental conditions on the key blocks of Grand and Marysville Avenues, known to have contamination issues. This example is replicated in North Sacramento

where a brownfield site is holding back a key affordable housing project. The award of a Brownfield assessment grant to this community will allow a more comprehensive approach to economic revitalization along these commercial streets. This project will reverse the downward trend in property values, in these areas. A restoration to pre-recession base values alone will bring in \$2.5 million in property tax, plus any additional business and sales tax revenue.

ii. Job Creation Potential: Partnerships with Workforce Development Programs

The Promise Zone North area contains the employment infrastructure to assist in linking job opportunities to residents within the area. The Sacramento Employment and Training Agency (SETA) is located on Del Paso Boulevard in the PZ-N and is a joint-powers agency between the City and County. SETA has been an effective partner in local first source hiring efforts with a recent example being the Priority Apprentice Program which has recruited, trained and hired 70 apprentices from high-need neighborhoods for the construction of the City's new arena. This effort was also assisted by the Greater Sacramento Urban League (GSUL). Located in Del Paso Heights, GSUL has unique community, corporate and civic relationships to help people in the PZ-N area find jobs, access training and educational opportunities. GSUL is a strong link between neighborhood revitalization efforts and the economically disadvantaged residents in the community. The City and business community have a strong working relationship with these organizations for linking residents in the PZ-N to jobs emanating from the revitalization efforts.

5. Programmatic Capability and Past Performance

a. Programmatic Capability

The PZ-N Project will be managed by the City of Sacramento's Economic Development Department (EDD). The City of Sacramento has extensive experience and expertise in managing federal grants, including EPA brownfields grants. EDD has managed the City's Brownfield program since 2008. EDD Staff have strong connections to the local business associations and nonprofits. Three staff will participate in this project: Rachel Hazlewood, the City's liaison to the River District, Leslie Fritzsche, who works with the North Sacramento business community, and Veronica Smith, who works in the Del Paso Heights area. All three are Senior Project Managers with extensive experience in economic and community development. In addition, project managers will carry out all phases of the scope of work and comply with reporting and procurement requirements specified in the Term and Conditions.

The Public Works Department will serve as the administrative staff for the US EPA Assessment grant. Public Works has extensive and successful grant management and project delivery experience with federal and State funding for a wide variety of project types. Public Works has managed over 40 separate federally funded projects over the last five years totaling \$151 million. Lucinda Willcox is the manager of the administrative office of Public Works. On-call contracts, meeting EPA requirements, have already been executed.

b. Audit Findings

The City has received no adverse audit findings.

c. Past Performance and Accomplishments

i. Currently or Has Ever Received an EPA Brownfields Grant

The City has received seven US EPA Brownfield grants since 1995. Currently, the City is working on the following EPA Brownfield grants: a \$2.6 million RLF of which \$1.2 million in loans is outstanding; a Petroleum and Hazardous Materials Communitywide Assessment Grant for south of Sacramento with a combined remaining balance of approximately \$90,000; and a Cleanup Grant which is almost completed.

Type Grant	Grant Number	Year start/end	Balance if any	Amount
Assessment	BF00T29301	2009/2016	\$89,000	\$400,000
Cleanup	BF00T57301	2010/2016	\$45,300	\$200,000
RLF	BF00955601	2007/2016	\$548,000	\$2,111,752

1. Compliance with Grant Requirements

The City is in compliance with US EPA requirements and is committed to continuing to make progress on the current grants it manages. Marketing is ongoing – both externally and internally. For the Petroleum and Hazardous Materials grants, an inventory is being undertaken on Meadowview Road and 24th Street for a streetscape project the City is undertaking. For the Cleanup grant, work is nearing completion. For the RLF, discussions are underway with two potential projects. ACRES and progress reports are submitted promptly.

2. Accomplishments

The City successfully managed two assessment brownfields pilot grants and continues to operate its RLF program. In 1995, the City received \$200,000 in Brownfields Assessment Grants under the Pilot Program to develop strategies for four brownfields sites and received \$150,000 in supplemental assessment funding for sites in North Sacramento's El Monte Triangle area. In 1997, the City of Sacramento received a Brownfields Cleanup RLF grant for \$350,000. Three additional funding requests were received totaling \$1,442,418. Accomplishments include:

- \$450,000 Brownfield Loan for cleanup of the CADA Warehouse, 0.89 acre site, now redeveloped with affordable housing focused on housing for artists. Currently in repayment.
- \$900,000 Brownfield Loan for cleanup of Curtis Park Village, a 72 acre housing project formerly owned by Western Pacific Rail. The site is pending release from the State DTSC.
- With Communitywide Assessment funds, completed a petroleum inventory of approximately 350 sites, including on Florin Road, an old "auto row" that has suffered from exodus of many dealerships. The results were incorporated into the Florin Road Infill Strategy examining potential revitalization programs for the street.
- Conducted Phase Is and Phase IIs at 2401 Fruitridge Road, 0.5 acre site, and 5107 Franklin Blvd, 0.16 acre site, located in disadvantaged communities.
- Completing cleanup work at the future Powerhouse Science Center, a shuttered 1920 Pacific Gas and Electric power station. This will be the site of a science center for children.

Attachments

1. Threshold Criteria for Assessment Grants
2. State Letter of Acknowledgement
California Department of Toxic Substances Control
3. DOT Transportation Investment Generating Economic Recovery (TIGER)
Sacramento Intermodal, Phase 2, Grant #FR-T11-011-13-01
4. Federal Promise Zone Certification
5. HUD Choice Neighborhoods Initiative Grant Award
6. Letters of Commitment
 - i. The River District
 - ii. North Sacramento Chamber of Commerce
 - iii. Del Paso Partnership
 - iv. Greater Sacramento Urban League
 - v. Sacramento Housing and Redevelopment (SHRA)
 - vi. Sacramento Regional Transit

Threshold Criteria for Assessment Grants

1. **Applicant Eligibility:** General Purpose Unit of Local Government, a City
2. **Letter from State Environmental Authority:** Attached
3. **Community Involvement:** Described in Narrative Section of Proposal
4. **Site Eligibility and Property Ownership:** Not Applicable as Communitywide Assessment Grant Application



Department of Toxic Substances Control

Matthew Rodriguez
Secretary for
Environmental Protection

Barbara A. Lee, Director
8800 Cal Center Drive
Sacramento, California 95826-3200

Edmund G. Brown Jr.
Governor

December 16, 2015

Ms. Rachel Hazlewood
Senior Project Manager
City of Sacramento
915 I Street, 4th Floor
Sacramento, California 95814

STATE OF CALIFORNIA LETTER OF ACKNOWLEDGEMENT FOR BROWNFIELD COMMUNITY-WIDE ASSESSMENT GRANT FOR THE CITY OF SACRAMENTO

Dear Ms. Hazlewood:

The Department of Toxic Substances Control (DTSC) of the California Environmental Protection Agency (Cal/EPA) has received the City of Sacramento's request for funds through the United States Environmental Protection Agency (U.S. EPA) Brownfields Grant. DTSC is one of the lead regulatory Agency with responsibility for overseeing the investigation and remediation of hazardous substances release sites in California. Through various initiatives, DTSC works cooperatively with state and local agencies, private entities and communities to facilitate Brownfields reuse and achieve cost-effective successful remediation, while safeguarding public health and the environment. DTSC has worked cooperatively with numerous stakeholders throughout California, assisting with redevelopment and reuse plans for hazardous substances and petroleum release sites in our State.

DTSC fully supports the City of Sacramento efforts to apply for and obtain from the U.S. EPA a Brownfield's Community-Wide Assessment Grant for \$200,000. DTSC understands if awarded the funds, the City of Sacramento will use the grant to conduct community outreach, planning, site screening, site assessments (Phase I and Phase II), and preliminary cleanup analyses.

The target community for this Brownfield Communitywide Assessment grant funding is the Promise Zone-North (PZ-N). The PZ-N is an 11 square mile area bounded by I-80 on the north, Auburn Boulevard on the east, C Street on the south and Northgate Boulevard and the Sacramento River on the west. The area encompasses some of the economically hardest-hit neighborhoods in the City. Grant funds will be used to evaluate the existence and extent of contamination on properties that have a high

Ms. Rachel Hazlewood

December 16, 2015

Page 2

potential for development and that will benefit the community. These include sites that are proximate to the Sacramento Light Rail corridor and would be transportation – oriented affordable housing projects. The grant will concentrate on these four tasks:

- Public Outreach and Engagement: Identify, inform and engage potential stakeholders.
- Site Identification and Selection: compile existing brownfield site information and review land use plans and general plans to determine where the most contaminated sites intersect with current land use and planning priorities.
- Environmental Site Assessments: Assess prioritized sites to determine the nature and extent of contamination and to evaluate its public health and environmental risks.
- Cleanup and Reuse Planning: develop up to four Site Cleanup Plans, each with an Analysis of Brownfields Cleanup Alternatives.

This grant will allow the City of Sacramento to work with State Agencies in a productive manner that protects the environment, improves lives of the citizens of the area, and all of California. We appreciate the opportunity to support local agency programs because they play a critical role in California's effort to protect the environment and public health.

If you have any questions, please contact Ms. Leona Winner at (916) 255-6679, or by email at Leona.Winner@dtsc.ca.gov.

Sincerely,



William P. Ryan, P.E.
Supervising Hazardous Substances Engineer II
San Joaquin Branch – Sacramento Office
Brownfields and Environmental Restoration Program

cc: Ms. Leona Winner (via email)
Senior Environmental Scientist
San Joaquin Branch – Sacramento Office
Brownfields and Environmental Restoration Program
Department of Toxic Substances Control
8800 Cal Center Drive
Sacramento, California 95826

2013-0338

Title: Valley Depot Phase II
Other Party: Federal Railroad Administration



U.S. Department
of Transportation
**Federal Railroad
Administration**

Grant/Cooperative Agreement

1. RECIPIENT NAME AND ADDRESS City of Sacramento 915 I St Ste 2000 Sacramento, CA 95814-2616		2. AGREEMENT NUMBER: FR-TII-0011-13-01-00		3. AMENDMENT NO. 0	
		4. PROJECT PERFORMANCE PERIOD: FROM 02/15/2013 TO 11/30/2016			
		5. FEDERAL FUNDING PERIOD: FROM 02/15/2013 TO 11/30/2016			
1A. IRS/VENDOR NO. 946000410		6. ACTION New			
1B. DUNS NO. 827814299					
7. CFDA#: 20.933		9. TOTAL OF PREVIOUS AGREEMENT AND ALL AMENDMENTS 0.00			
8. PROJECT TITLE Sacramento Intermodal Phase 2- Sacramento Valley Station (SVS)		10. AMOUNT OF THIS AGREEMENT OR AMENDMENT		15,000,000.00	
		11. TOTAL AGREEMENT AMOUNT		15,000,000.00	
12. INCORPORATED ATTACHMENTS THIS AGREEMENT INCLUDES THE FOLLOWING ATTACHMENTS, INCORPORATED HEREIN AND MADE A PART HEREOF: Standard Terms and Conditions, Attachment 1; Statement of Work, Attachment 2; Approved Project Budget, Attachment 3; Performance Measurement Table, Attachment 4 Assurances and Certifications, Attachment 5					
13. STATUTORY AUTHORITY FOR GRANT/ COOPERATIVE AGREEMENT Consolidated and Further Continuing Appropriations Act, 2012 (Public Law 112-55 (November 18, 2011))					
14. REMARKS					
GRANTEE ACCEPTANCE			AGENCY APPROVAL		
15. NAME AND TITLE OF AUTHORIZED GRANTEE OFFICIAL Jerry Way Director of Public Works			17. NAME AND TITLE OF AUTHORIZED FRA OFFICIAL		
16. SIGNATURE OF AUTHORIZED GRANTEE OFFICIAL <i>Jerry Way</i>		16A. DATE 3-20-15		18. SIGNATURE OF AUTHORIZED FRA OFFICIAL	
				18A. DATE	
AGENCY USE ONLY					
19. OBJECT CLASS CODE: 41010			20. ORGANIZATION CODE: 9013000000		
21. ACCOUNTING CLASSIFICATION CODES					
DOCUMENT NUMBER FR-TII-0011-13-01-00	FUND 2712130143	BY 2013	BPAC 0143T429Y0	AMOUNT 15,000,000.00	

APPROVED AS TO FORM:

Kenneth C. Burdick
CITY ATTORNEY

Attest:

Dawn Bullock
Asst City Clerk
4-4-13



U.S. Department of Transportation

Federal Railroad Administration

Grant Agreement

1. RECIPIENT NAME AND ADDRESS City of Sacramento 915 I St Ste 2000 Sacramento, CA 95814-2616		2. AGREEMENT NUMBER: FR-TII-0011-13-01-01		3. AMENDMENT NO. 1		
		4. PROJECT PERFORMANCE PERIOD: FROM 02/15/2013 TO 03/31/2017				
		5. FEDERAL FUNDING PERIOD: FROM 02/15/2013 TO 03/31/2017				
1A. IRS/VENDOR NO. 946000410		6. ACTION Extension with/without Funds				
1B. DUNS NO. 827814299						
7. CFDA#: 20.933						
8. PROJECT TITLE Sacramento Intermodal Phase 2- Sacramento Valley Station (SVS)		9. PREVIOUS AGREEMENTS		15,000,000.00	15,000,000.00	30,000,000.00
		10. THIS AGREEMENT		0.00	0.00	0.00
		11. TOTAL AGREEMENT		15,000,000.00	15,000,000.00	30,000,000.00
12. INCORPORATED ATTACHMENTS THIS AGREEMENT INCLUDES THE FOLLOWING ATTACHMENTS, INCORPORATED HEREIN AND MADE A PART HEREOF: Amended Terms and Conditions, Attachment 1						
13. STATUTORY AUTHORITY FOR GRANT/ COOPERATIVE AGREEMENT Consolidated and Further Continuing Appropriations Act, 2012 (Public Law 112-55 (November 18, 2011))						
14. REMARKS <div style="text-align: right;">2013-0338-1 Title: Tiger Grant FRA-Valley Depot Phase 11 Other Party: Federal Railroad Administration</div>						
GRANTEE ACCEPTANCE				AGENCY APPROVAL		
15. NAME AND TITLE OF AUTHORIZED GRANTEE OFFICIAL Mr. Jerry Way				17. NAME AND TITLE OF AUTHORIZED FRA OFFICIAL Mr. Mathew Lorah Grants Management Specialist		
16. SIGNATURE OF AUTHORIZED GRANTEE OFFICIAL Electronically Signed		16A. DATE 09/17/2015		18. SIGNATURE OF AUTHORIZED FRA OFFICIAL Electronically Signed		18A. DATE 09/17/2015
AGENCY USE ONLY						
19. OBJECT CLASS CODE: 41010				20. ORGANIZATION CODE: 9013000000		
21. ACCOUNTING CLASSIFICATION CODES DOCUMENT NUMBER FR-TII-0011-13-01-00		FUND 2712130143	BY 2013	BPAC 0143T429Y0	AMOUNT 0.00	

APPROVED AS TO FORM:

CITY ATTORNEY

Certification of Consistency with Promise Zone Goals and Implementation

I certify that the proposed activities/projects in this application are consistent with the goals of the Promise Zones and the revitalization strategies detailed in my Promise Zone application.

(Type or clearly print the following information)

Applicant Name City of Sacramento

Name of the Federal Program to which the applicant is applying:

Environmental Protection Agency Brownfield Program - Assessment Grant

Name of the Promise Zone Designated Community

Sacramento

The proposed project meets the following geographic criteria (please select one):

☒
☐
☐
☐

- The proposed project is solely within Promise Zone boundaries
The proposed project includes the entire Promise Zone boundary and other communities
The proposed project includes a portion of the Promise Zone boundary
The proposed project is outside of the Promise Zone boundaries, but specific and definable services or benefits will be delivered within the Promise Zone or to Promise Zone residents

Please note that projects which substantially and directly benefit Promise Zone residents but which are not within the boundaries of the Promise Zone may be considered. Agencies will make clear the acceptable definition of substantially and directly beneficial in the program's award and funding announcement.

I further certify that:

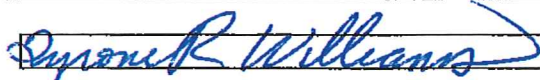
- (1) The applicant is engaged in activities, that in consultation with the Promise Zone designee, further the purposes of the Promise Zones initiative; and
- (2) The applicant's proposed activities either directly reflect the goals of the Promise Zone or will result in the delivery of services that are consistent with the goals of the Promise Zones initiative; and
- (3) The applicant has committed to maintain an on-going relationship with the Promise Zone designee for the purposes of being part of the implementation processes in the designated area.

Name of the Promise Zone Official authorized to certify the project meets the above criteria to receive bonus points: Tyrone Roderick Williams

Title: Director of Development/Promise Zone Director

Organization: Sacramento Housing and Redevelopment Agency

Signature:



Date (mm/dd/yyyy) 12/04/2015



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410

Ms. La Shelle Dozier
Executive Director
Housing Authority of the County of Sacramento
801 12th Street
Sacramento, CA 95814

SEP 28 2015

Mr. John F. Shirey
City Manager
City of Sacramento
915 I Street
Sacramento, CA 95814

SUBJECT: FY2014/15 Choice Neighborhoods Implementation Grant Award

Dear Ms. Dozier and Mr. Shirey:

Congratulations! We are pleased to inform you that the Housing Authority of the County of Sacramento and the City of Sacramento have been selected to receive a Fiscal Year (FY) 2014/15 Choice Neighborhoods Implementation Grant in the amount of \$30,000,000 to support the Transformation Plan that has been developed for Twin Rivers in the River District/Railyards neighborhood. The Department looks forward to working with you to implement this grant.

HUD received 33 Choice Neighborhoods Implementation Grant applications from across the nation and awarded five grants totaling \$149,750,000. We commend you for your efforts to develop a viable, feasible approach to planning for neighborhood transformation. For your information, enclosed are the scores earned for each rating factor in your application.

As you know, Choice Neighborhoods Implementation Grants are intended to direct resources to improve outcomes related to the three core goals of Housing, People and Neighborhood. The implementation of a Choice Neighborhoods Transformation Plan is a great responsibility. HUD officials will provide feedback on your Transformation Plan as well as your Critical Community Improvements Plan, both of which will be subject to HUD approval. Accordingly, it will be essential for you to work closely with HUD officials to ensure that the grant is implemented in a timely and efficient manner. You will soon receive a letter that will provide you with detailed information about your grant. You will also be assigned to a HUD Grants Management Team in the coming weeks, who will contact you to arrange a site visit.

Again, please accept our sincere congratulations. We wish you every success.

Sincerely,

A handwritten signature in black ink, appearing to read "Lourdes", is written over a horizontal line.

Lourdes Castro Ramirez
Principal Deputy Assistant Secretary
for Public and Indian Housing

A handwritten signature in blue ink, appearing to read "E. Golding", is written over a horizontal line.

Edward L. Golding
Principal Deputy Assistant Secretary
for Housing



December 7, 2015

Mr. John Shirey
City Manager
City of Sacramento
915 I Street, 5th Floor
Sacramento, CA 95814

RE: City of Sacramento EPA Brownfield Assessment Grant Application for the North Sacramento Promise Zone

Dear Mr. Shirey:

On behalf of The River District business association, I am writing express our support and commitment for the City of Sacramento's application for an EPA Brownfield Assessment grant. This program will benefit our District by providing environmental assessments in the northern part of the City that is within the Sacramento Promise Zone.

The mission of The River District is to manage and promote programs designed to strengthen the economic and cultural well being of the area. The association holds monthly meetings that are open for public participation. Representing a cross section of property owners, business owners and public agencies, we are pleased to be an active participant in this program and commit to the following:

- Promote the Assessment Program to River District property owners and businesses
- Include regular presentations on the program benefits on our meeting agendas
- Include program information in our e-newsletter and at our community events
- Conduct direct outreach to qualifying property owners
- Direct interested parties to the City of Sacramento for participation in the program.

The successful award of this grant will provide assistance for delivering on the mission of the Promise Zone and revitalizing underutilized parcels in our area. I look forward to working with the City and EPA on the delivery of this program.

Sincerely,

A handwritten signature in blue ink that reads "Patty Kleinknecht". The signature is fluid and cursive.

Patty Kleinknecht
Executive Director



**North Sacramento
CHAMBER
OF COMMERCE**

President – **Bob Poole**
DOME Printing, Inc.

Vice President of Finance - **Rachel Zillner**
SAFE Credit Union

Vice President of Programs - **Shane Curry**
Casa Bella Galleria

Secretary - **Franklin Burris**
Real Estate & Econ Dev. Consultant

Immediate Past President - **Rob Kerth**
Iceland

James Alkons
Northern California Art Conservators

Theo Rollins
Wells Fargo Bank

Tod Strain
Arden Fair Mall

Rebecca Garrison
Point West TMA

Steve Amstutz
Les Schwab Tire

Marcia Shell
Cal Expo / State Fair

Jim Alves
Sacramento Municipal Utility District

Bob Slobe
North Sacramento Land Co.

Ray Tretheway
Sacramento Tree Foundation

Alan Hersh
McClellan Park

James Shelby
Greater Sacramento Urban League

Kevin Lutz
Stoney's Rockin Rodeo

***Leading Businesses,
Building Community***

P.O. Box 15468 – Sacramento, CA 95851
www.NorthSacramentoChamber.org

Founded 1923

John Shirey
City Manager
City of Sacramento
915 I Street
Sacramento, CA 95814

RE: City of Sacramento EPA Brownfield Assessment Grant Application
for the North Sacramento Promise Zone

Dear Mr. Shirey:

On behalf of the North Sacramento Chamber of Commerce, I am writing to confirm our **Support** and partnership for the City's EPA Brownfield Assessment Grant Application providing environmental assessments in the northern part of the City that is in the Sacramento Promise Zone.

The Chamber has consistently advocated for and participated in the planning and development of North Sacramento Since it's founding in 1923. With that long history, the Chamber and its members have significant ties to the North Sacramento business non-profit and residential community.

We are active in assisting the growth of our existing businesses as well as recruiting others. We view the Brownfield assessment grant as an opportunity to help business and property owners advance their projects and stimulate additional development. The provision of Phase I and Phase II assessments will be extremely valuable to these owners as they pursue a viable approach to their underutilized parcels and business properties.

As a business advocate and strong community partner, the Chamber can serve as a strong collaborator to inform and promote the Brownfield assessment program and as an economic tool to property owners by:

- working with our membership to promote the Assessment Program
- through publicizing the availability of the program in our e-newsletter, mailings and at our community events
- Through direct outreach to business and property owners (aka Business Walks)
- referring property owners and interested parties to the City to participate in the program

The Mission of the North Sacramento Chamber of Commerce is to promote a strong local economy resulting in business growth, employment opportunities, and improving quality of life for all citizens. The Chamber is a membership-based, business driven, non-profit corporation focused on business advocacy, networking, community building, and equipping businesses to prosper. The Chamber represents businesses in a nearly 53 square mile area of the City and County of Sacramento.

Yours in Service,

Franklin Burris

Franklin Burris, Executive Director
North Sacramento Chamber of Commerce



November 30, 2015

Mr. John Shirey, City Manager
City of Sacramento
915 I Street
Sacramento, CA 95814

RE: City of Sacramento EPA Brownfield Assessment Grant Application for the
North Sacramento Promise Zone

Dear Mr. Shirey:

I am writing to express the support of the Del Paso Boulevard Partnership to the City of Sacramento's application for an EPA Brownfield Assessment grant. This grant will provide environmental assessments in the northern part of the City that's in the Sacramento Promise Zone.

The Partnership was formed over 10 years ago to help improve the commercial corridor district around Del Paso Boulevard in North Sacramento. The assessment levied on the 313 properties within the Del Paso Boulevard PBID provides funding for image enhancement, security and safety, business advocacy, and economic development initiatives above and beyond those currently provided by the City of Sacramento.

The Partnership has been active in trying to bring new development and business opportunities to the Boulevard but has been hampered by the perception that the area suffers from disinvestment and economic and environmental challenges. The receipt of a Brownfield's assessment grant will help us work with the City and the property owners to assess these properties and work to put them back into active use.

The Partnership's Board is a cross-section of business owners, property owners, and public agencies. The Board meets monthly and has been brief by City staff on the upcoming EPA Brownfield assessment opportunity.

We are pleased to be an active participant and commit to the following:

- Work with our membership to promote the Assessment Program.
- Have regular presentations by City staff at board meetings on the program benefits/
- Publicize the availability of the program in our e-newsletter, website and at our community events.
- Do outreach to our property owners.
- Refer property owners and interested parties to the City to participate in the program.

The successful award of this grant will assist us in delivering on the mission of the Promise Zone and further our economic development goals of revitalizing the underutilized parcels in our area.

I look forward to working with the City and EPA on the delivery of this program.

Best regards,

David Plag

DAVID PLAG

Executive Director

Del Paso Boulevard Partnership





**Greater Sacramento
Urban League**

3725 Marysville Blvd.
Sacramento CA 95838

P 916.286.8600
F 916.286.8620

www.gsul.org
info@gsul.org

December 4, 2015

John Shirey
City Manager
City of Sacramento
915 I Street
Sacramento, CA 95814

RE: City of Sacramento EPA Brownfield Assessment Grant Application for the North
Sacramento Promise Zone

Dear Mr. Shirey:

I am writing to you to express the Greater Sacramento Urban League's (GSUL) commitment to the City of Sacramento's application for an EPA Brownfield Assessment grant.

GSUL was formed in 1968 to help improve the lives of economically disadvantaged individuals in the Sacramento region. Through unique community, corporate and civic relationships we help people find jobs and access services, provide training and educational opportunities, promote neighborhood revitalization and grow businesses.

GSUL is committed to working with the City of Sacramento and business community to bring new development and business opportunities to Del Paso Heights, even though efforts have been hampered by the perception that the area suffers from disinvestment and economic and environmental challenges. The receipt of a Brownfield's assessment grant will help us work with the City and the property owners to assess these properties and work to put them back into active use.

GSUL is governed by a board of directors with broad community representation. Meetings of the Board are held monthly. City staffs are engaged in GSUL initiatives and have briefed us on the upcoming EPA Brownfield assessment opportunity. We are pleased to be an active participant and commit to the following:

- Co-host community meetings to discuss the Assessment Grant process and benefits
- Have regular presentations by City staff at board meetings on the program benefits
- Refer property owners and interested parties to the City to participate in the program

The successful award of this grant will assist us in delivering on the mission of the Promise Zone and further our economic development and empowerment goals in North Sacramento. I look forward to working with the City and EPA on the delivery of this program.

Sincerely,

Cassandra H. B. Jennings
President and CEO
Greater Sacramento Urban League

*Empowering Communities.
Changing Lives.*

Board of Directors

Cassandra H. B. Jennings
President & CEO

Sandra Davis Houston
Dignity Health
Board Chair

Jenna Wainaina
Walmart

Robert Cathey
Vision Service Plan

Zeny Agullana
JP Morgan

Greg Buchert, MD, MP
California Health &
Wellness

Christine Lovely
California State University
Sacramento

Rannon Maddox
Rabobank

Erica Manuel
SMUD

Yen Marshall
AT&T

Dr. Rahim Reed
UC Davis

Kent Stone
US Bank

Todd Trotter
Kaiser Permanente

Chalessa White
Intel
Kenneth Maxey
Comcast





INVESTING IN COMMUNITIES December 4, 2015

A Joint Powers Agency

MEMBERS

City of Sacramento

County of Sacramento

Successor Agency for the
Redevelopment Agency
of the City of Sacramento

Successor Agency for the
Redevelopment Agency
of the County of Sacramento

Housing Authority of the
City of Sacramento

Housing Authority of the
County of Sacramento

John Shirey
City Manager
City of Sacramento
915 I Street
Sacramento, CA 95814

RE: City of Sacramento EPA Brownfield Assessment Grant Application for the North Sacramento Promise Zone

Dear Mr. Shirey:

I am writing to you to express the Sacramento Housing and Redevelopment Agency's support of and commitment to the City of Sacramento's application for an EPA Brownfield Assessment grant. This grant will provide environmental assessments in the northern part of the City that is in the Sacramento Promise Zone, for which SHRA serves as the Lead Agency.

SHRA's mission is to revitalize communities, provide affordable housing opportunities, and to serve as the Housing Authority for the City and County of Sacramento. SHRA is a property owner and developer of affordable housing, and owns a number of properties in the Promise Zone – North. SHRA also administers federal entitlement programs (HOME, CDBG, HOPWA, ESG), issues bonds, and provides gap funding to other affordable housing developers.

We commit to:

- Work in cooperation with the City to promote the Assessment Program
- Refer property owners and affordable housing developers to the City to participate in the program.

The successful award of this grant will assist us in delivering on the mission of the Promise Zone and removing some of the barriers to revitalizing underutilized parcels in some of Sacramento's most distressed communities. I look forward to working with the City and EPA on the delivery of this program.

Sincerely,


Tyrone Roderick Williams
Director of Development &
Promise Zone Director



Regional Transit

**Sacramento Regional
Transit District**
A Public Transit Agency
and Equal Opportunity Employer

Administrative Offices
1400 29th Street
Sacramento, CA 95816
916-321-2800

Mailing Address
P.O. Box 2110
Sacramento, CA 95812-2110

Human Resources
2810 O Street
Sacramento, CA 95816
916-556-0298

**Customer Service &
Sales Center**
1225 R Street
Sacramento, CA 95811

**Route, Schedule & Fare
Information**
916-321-BUSS (2877)
TDD 916-483-HEAR (4327)
www.sacrt.com

Public Transit Since 1973

December 3, 2015

John Shirey
City Manager
City of Sacramento
915 I Street
Sacramento, CA 95814

RE: City of Sacramento EPA Brownfield Assessment Grant Application:
North Sacramento Promise Zone

Dear Mr. Shirey:

I am writing to you to express Sacramento Regional Transit District's (RT) commitment to the City of Sacramento's (City) application for an EPA Brownfield Assessment grant. This grant will provide environmental assessments in the northern part of the City that is in the Sacramento Promise Zone.

Our organization's mission is to promote and improve access in the Sacramento region by providing safe, reliable, and fiscally responsible transit service which links people to resources and opportunities. RT strives to stimulate livable communities and support economic development by providing an efficient and fiscally sustainable transit system that attracts and serves riders by offering an appealing transportation choice.

In the role as the major transit provider in Sacramento, we are a strong advocate for the development of areas around our existing and planned light rail lines. The Promise Zone North area, particularly the areas of the River District and North Sacramento are incredible opportunity areas for transit-oriented development (TOD). Along the Green Line to the River District alignment, we have one station already constructed in conjunction with the Township 9 TOD project and an additional station planned in conjunction with the Railyards. We are currently in discussions with the City about the timing of the development projects in the Railyards and needed construction of the planned station to support those projects.

RT is also a property owner in this area along the Blue Line, not only the station areas themselves, but properties adjacent to them ready for development. On Del Paso Boulevard, we own a surface parking lot which has not been fully utilized due to lack of development opportunity surrounding it. It is adjacent to a large vacant parcel and a block from a site currently under remediation. In addition, we own approximately 4.5 acres in North Sacramento that was formerly a lumber and supply store.

This site has been marketed in the past as a joint development site and was under contract for a TOD project, but the deal fell through during the downturn in the economy. It has been hampered by the number of underutilized properties surrounding it and the amount of disinvestment in the area.

RT is currently developing a Request for Proposal for broker services to further advance opportunities for joint development and/or TOD projects. The properties mentioned above will be a part of this effort.

If the City is successful in obtaining a Brownfield assessment grant to conduct Phase I and II investigations, RT is committed to assisting the effort through the following actions:

- Survey our properties to determine if they have been adequately characterized through Phase I and II studies
- Work with the City to publicize the availability of the program
- Refer property owners to the City to participate in the program

The successful award of this grant will assist us in delivering on the mission of the Promise Zone and revitalizing underutilized parcels in our area. I look forward to working with the City and EPA on the delivery of this program.

Sincerely,



Michael R. Wiley
General Manager/CEO

c: Leslie Fritzsche, City of Sacramento

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
- ☒ Application
- ☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
- ☐ Continuation
- ☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/17/2015

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Sacramento

* b. Employer/Taxpayer Identification Number (EIN/TIN):

94-6000410

* c. Organizational DUNS:

0295621590000

d. Address:

* Street1:

915 I Street, 4th Floor

Street2:

* City:

Sacramento

County/Parish:

* State:

CA: California

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

95814-2604

e. Organizational Unit:

Department Name:

Economic Development

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Rachel

Middle Name:

* Last Name:

Hazlewood

Suffix:

Title:

Senior Project Manager

Organizational Affiliation:

* Telephone Number:

916 808-8645

Fax Number:

916 808-8161

* Email:

rhazlewood@cityofsacramento.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OSWER-OBLR-15-04

* Title:

FY16 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

US EPA Communitywide Assessment Grant for Hazardous Substances for the Sacramento Promise Zone - North.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="200,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="200,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: